

5 IRREVERSIBLE AND IRRETRIEVABLE COMMITMENT OF RESOURCES

The following is a summary of the non-recoverable resources associated with construction and operation of a new courthouse at any of the candidate sites. For detailed information, see the appropriate subsections of Section 3 in this EIE.

Utilities and Services. Operation of the new courthouse would use a maximum of 16,000 gpd of water with a corresponding level of waste generation. During the construction phase, additional water would be used for drinking, sanitary facilities, dust control, and other construction needs.

Cultural Resources. If the Kelley site is selected, the historic structures onsite would need to be relocated and/or documented and razed prior to the construction phase.

Energy. Construction and operation of the proposed courthouse would require the consumption of non-renewable energy resources (e.g., natural gas, oil, electricity).

Economic Resources. The estimated construction cost for the proposed new courthouse is approximately \$40 – 48 million, depending on which site is selected. There are also operational costs associated with the courthouse in the form of utilities and maintenance. The construction and operation costs are borne by Connecticut tax payers.

Initially, there are not expected to be an increase in the number of employees of the Litchfield Judicial District as a result of a new courthouse, however, a new and larger facility with an expected modest increase in caseload demand may require additional staff in the future. This would create new permanent jobs. Salaries of, and expenditures by new employees generate revenue for the state, thereby providing some offset to the state's expenditure for construction and operation.

State expenditures are also offset somewhat by the elimination of annual leases currently being paid to private owners for use of the existing Litchfield and Torrington. Annual leases paid by the State to these property owners is \$328,900. Under the Proposed Action, this leasing expenditure would be eliminated.